



King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 11- Magnolia

Previous Physical Inspection: 1995

Sales - Improved Summary:

Number of Sales: 738

Range of Sale Dates: 1/97 – 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$147,000	\$129,000	\$276,000	\$308,800	89.4%	15.51%
1999 Value	\$158,400	\$146,900	\$305,300	\$308,800	98.9%	15.10%
Change	+\$11,400	+\$17,900	+\$29,300		+9.5%	-0.42%
%Change	+7.8%	+13.9%	+10.6%		+10.6%	-2.68%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.42% and -2.68% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as or appeared to be market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$165,600	\$132,400	\$298,000
1999 Value	\$175,900	\$149,900	\$325,800
Percent Change	+6.2%	+13.2%	+9.3%

Number of improved parcels in the Population: 6,015

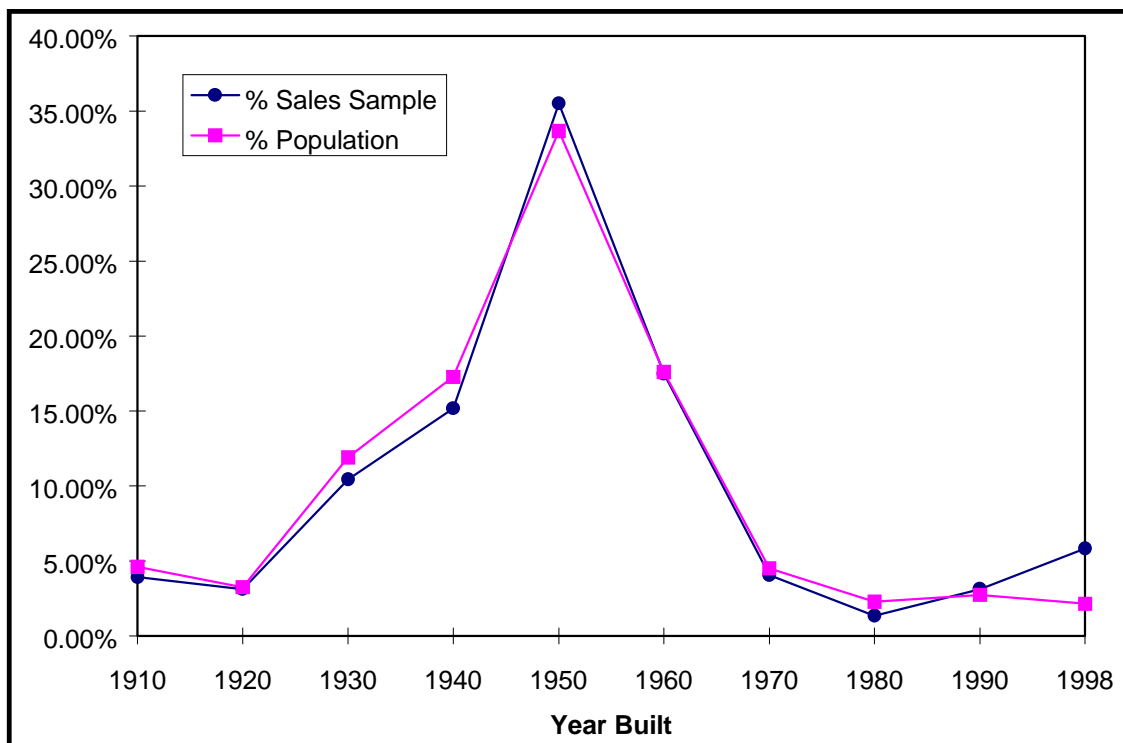
The sales sample adequately represents the population for this area. The population summary includes all improved parcels.

Summary of Findings: To improve uniformity in the area the analysis identified several characteristic variables to be included in the value update model. Variables included are the following; **Sub area 5, good building condition, very good building condition, 1.5 stories and** whether or not the parcel has a **view**. Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	29	3.93%
1920	23	3.12%
1930	77	10.43%
1940	112	15.18%
1950	262	35.50%
1960	129	17.48%
1970	30	4.07%
1980	10	1.36%
1990	23	3.12%
1998	43	5.83%
738		

Population		
Year Built	Frequency	% Population
1910	277	4.61%
1920	196	3.26%
1930	716	11.90%
1940	1039	17.27%
1950	2025	33.67%
1960	1059	17.61%
1970	271	4.51%
1980	138	2.29%
1990	165	2.74%
1998	129	2.14%
6015		

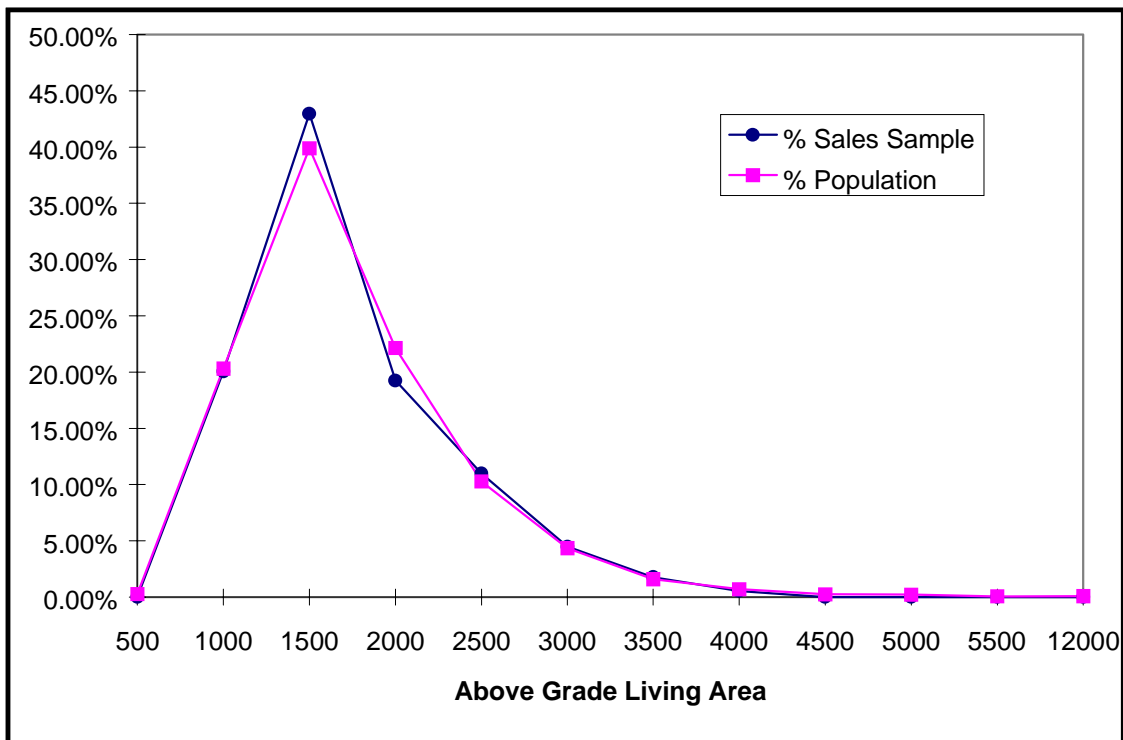


The sales sample adequately represents the population for Year Built.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	148	20.05%
1500	317	42.95%
2000	142	19.24%
2500	81	10.98%
3000	33	4.47%
3500	13	1.76%
4000	4	0.54%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
12000	0	0.00%
738		

Population		
Above Gr Living	Frequency	% Population
500	15	0.25%
1000	1221	20.30%
1500	2399	39.88%
2000	1331	22.13%
2500	617	10.26%
3000	261	4.34%
3500	95	1.58%
4000	42	0.70%
4500	14	0.23%
5000	12	0.20%
5500	3	0.05%
12000	5	0.08%
6015		

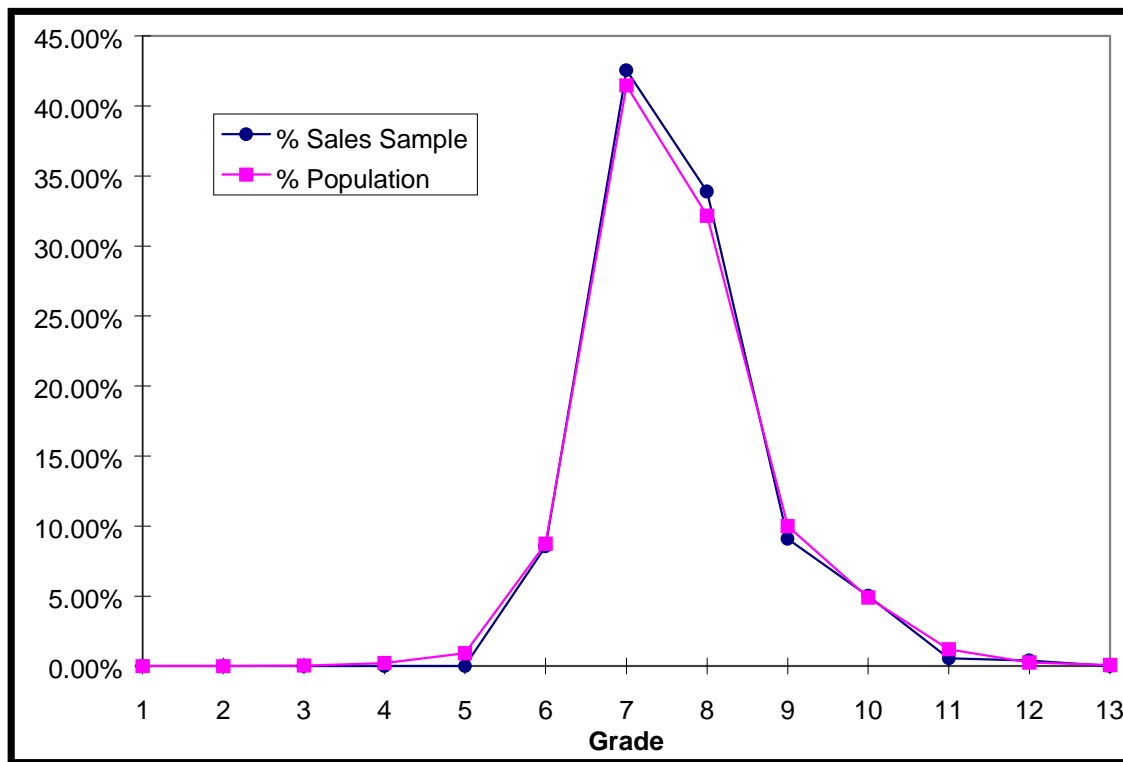


The sales sample adequately represents the population for Above Grade Living Area.

Sales Sample Representation of Population - Grade

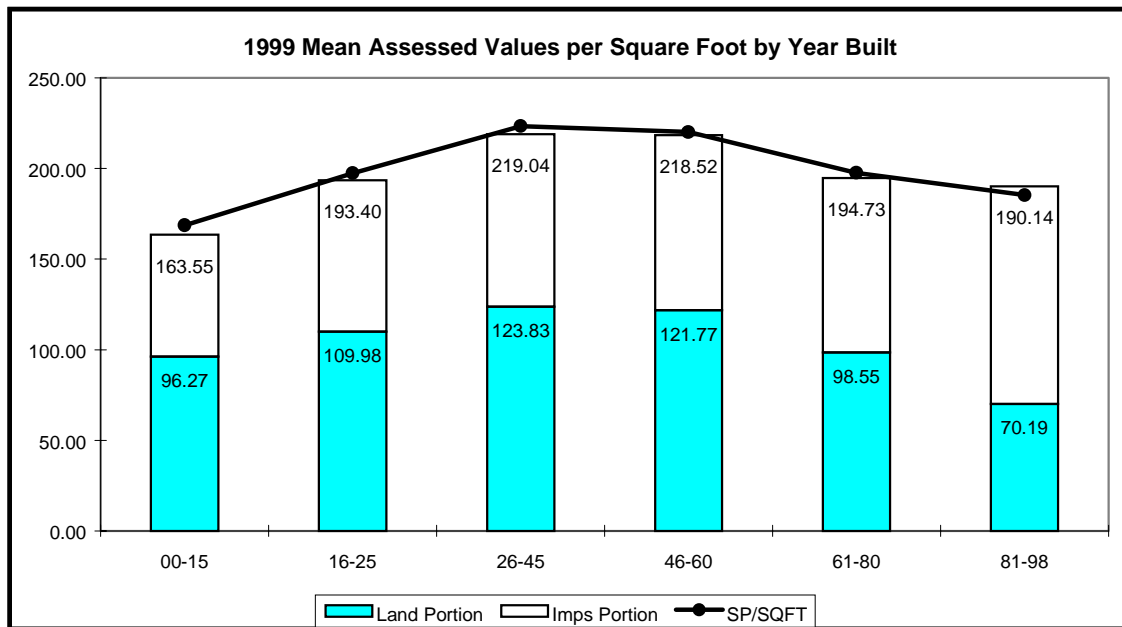
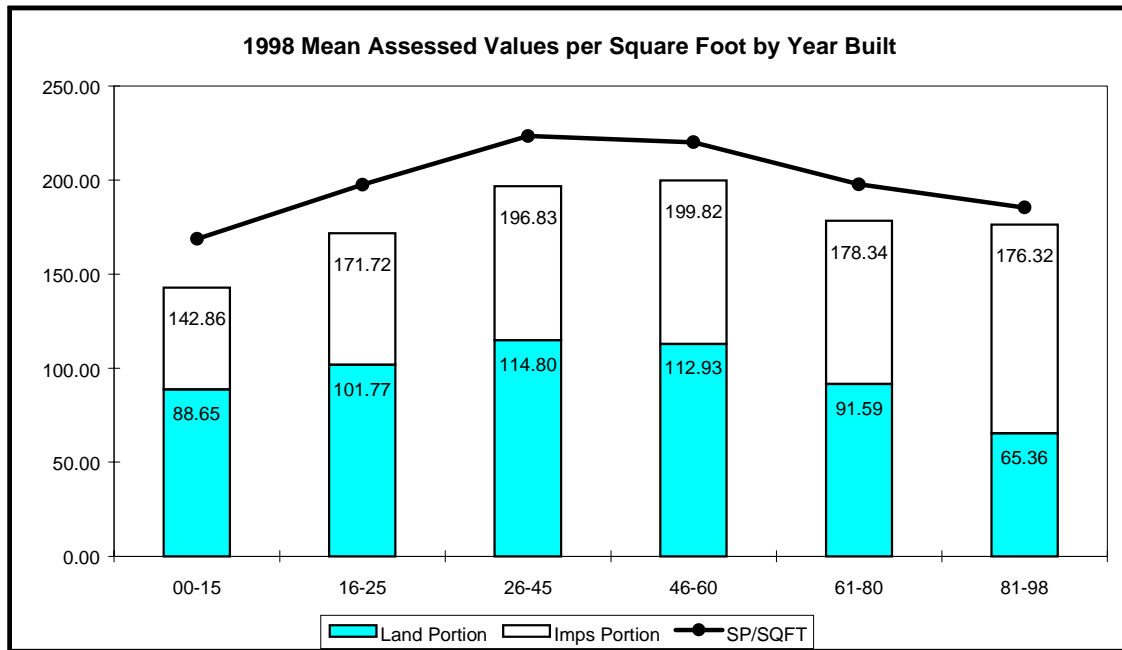
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	63	8.54%
7	314	42.55%
8	250	33.88%
9	67	9.08%
10	37	5.01%
11	4	0.54%
12	3	0.41%
13	0	0.00%
738		

Population		
Grade	Frequency	% Population
0	0	0.00%
2	0	0.00%
3	3	0.05%
4	13	0.22%
5	55	0.91%
6	525	8.73%
7	2494	41.46%
8	1935	32.17%
9	601	9.99%
10	295	4.90%
11	73	1.21%
12	16	0.27%
13	5	0.08%
6015		



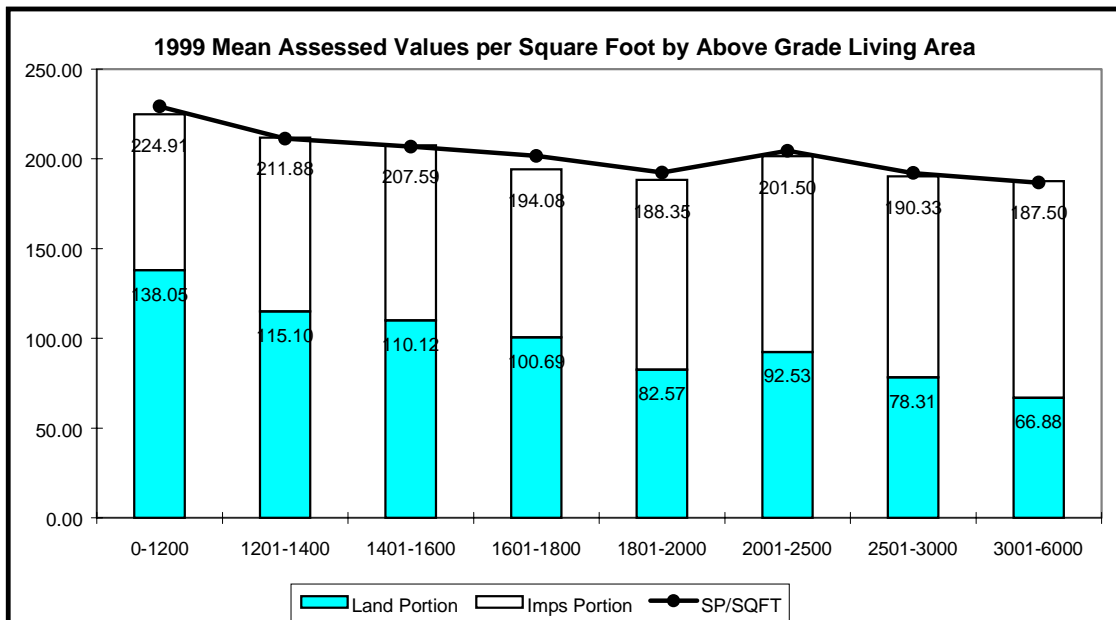
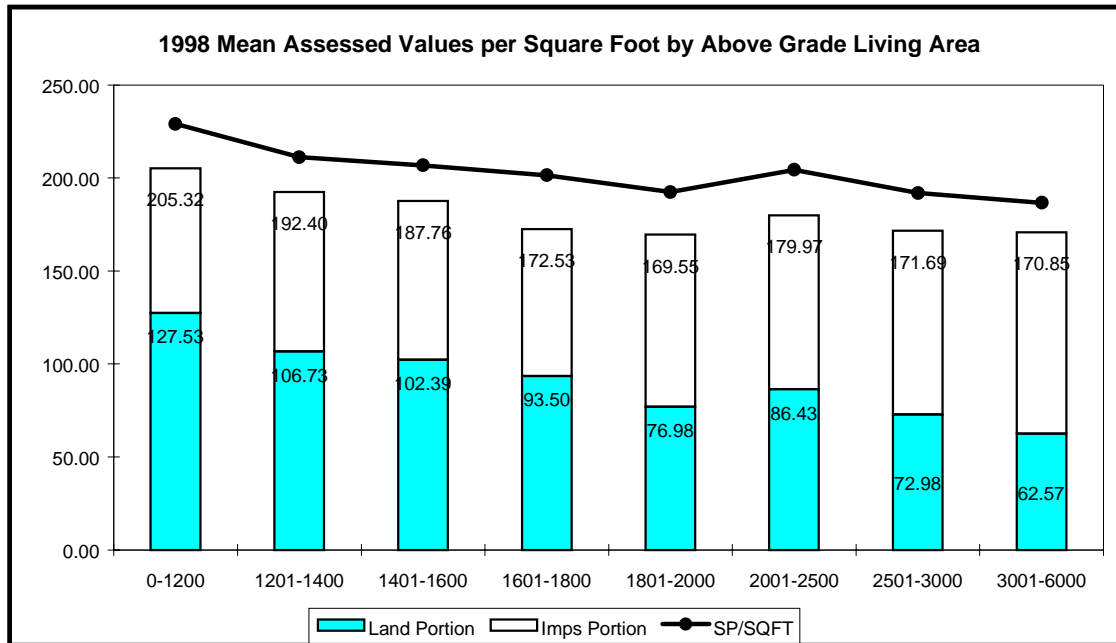
The sales sample adequately represents the population for Building Grades.

Comparison of 1998 and 1999 Per Square Foot Values by Year Built



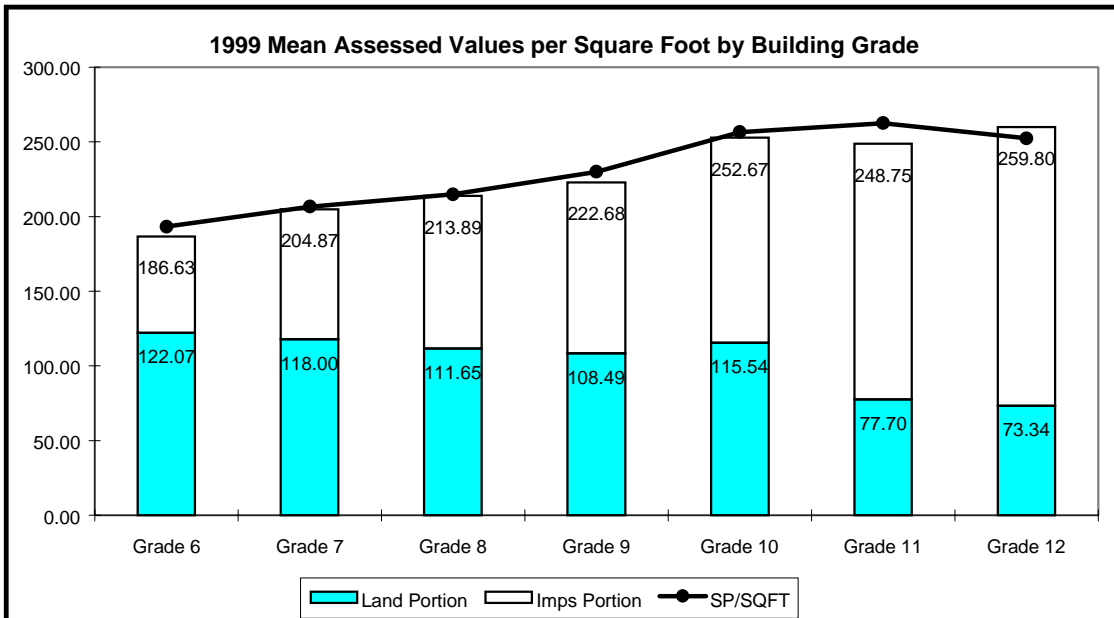
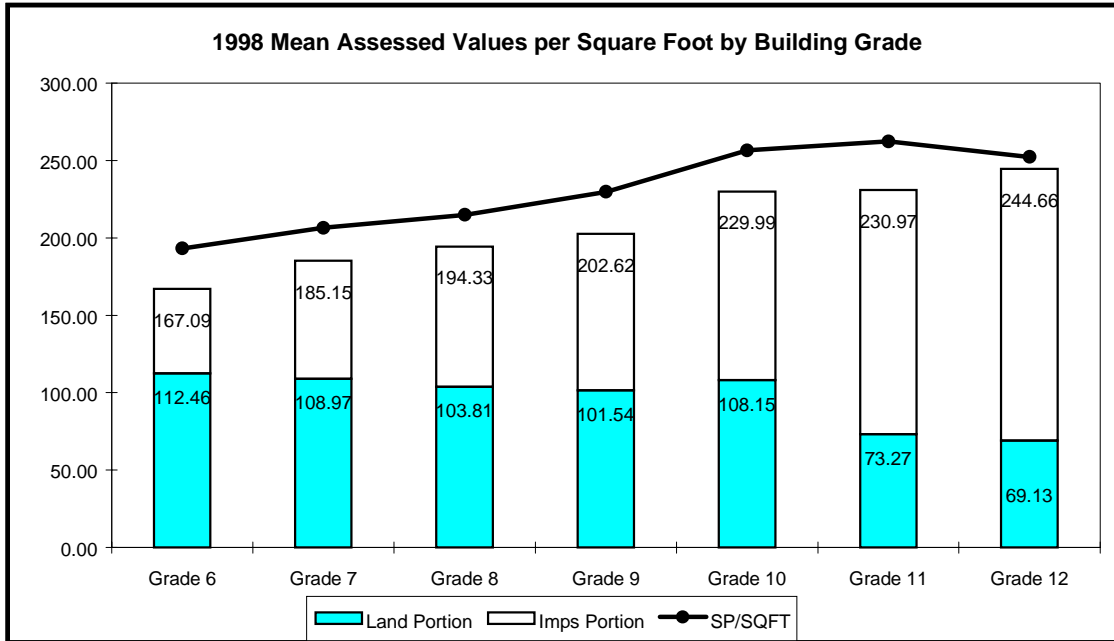
These charts show a significant improvement in assessment level and uniformity. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts show a significant improvement in assessment level and uniformity. The values shown in the improvement portion of the chart represent the total value for land and improvements. Regardless of any other characteristics this chart indicates an accurate assessment for dollars per square foot.

Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show a significant improvement in assessment level and uniformity. The values shown in the improvement portion of the chart represent the total value for land and improvements.